

## **10.1 Confidential - Tender No. 08051 - Woodcroft Library and Neighbourhood Centre Redevelopment Design Consultancy Services**

*Approval is sought for the expenditure of Council's budgeted funds in excess of \$500,000.*

*This is information seeking council direction.*

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Attachments: 1 – Council Tender Approval Summary (1 page)

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## **1 Executive Summary**

### **Topic**

Approval is sought for the expenditure of Council's budgeted funds in excess of \$500,000.

### **Context**

In accordance with Council's Contracts, Tenders & Purchasing Policy and Procedures, an open tender invitation was issued for the design consultancy services associated with the Woodcroft Library and Neighbourhood Centre Redevelopment project. In order to implement the project, Council approval is now sought for the award of the contract.

Council has allocated \$7,164,000.00 for this project from the 2008/2009 Major Projects Fund.

A separate non-confidential report has been included in this Agenda that provides details in relation to the Woodcroft Library and Neighbourhood Centre Redevelopment project.

### **Suggested Outcome**

It is suggested that Council consider this item in Confidence. Section 90 (3) (k) of the Local Government Act 1999 is suggested as the most appropriate to use for this purpose.

This item is presented as a confidential item because it represents commercial tenders for the carrying out of works for Council's consideration and award.

Council's procurement policy and process focuses on ensuring that the confidentiality of all information provided in the course of tendering is

preserved. The possible implications of not considering this item in confidence is that, in the event that Council elects not to award the contract and further negotiation with prospective tenderers is required extending the course of the tendering, these discussions would no longer be able to be held commercially in confidence.

That Council approve the award of the contract for the design consultancy services associated with the Woodcroft Library and Neighbourhood Centre Redevelopment project to JPE (Jackman Parken Evans) Design Studio Pty Ltd for the sum of \$546,400.00 (inclusive of GST).

### **Recommendation(s)**

- 1 That**
  - a. under the provisions of Section 90(2) of the Local Government Act 1999 an order be made that the public be excluded from attendance at the meeting in order to consider in confidence this item.**
  - b the Council is satisfied that it is necessary that the public be excluded to enable the Council to consider this report at the meeting on the following grounds:**
    - (k) tenders for the supply of goods, the provision of services or the carrying out of works;**
  - a. accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or discussion confidential.**
- 2. That Council accept the fee proposal by JPE (Jackman Parken Evans) Design Studio Pty Ltd and approve the award of contract No. 08051 for the design consultancy services associated with the Woodcroft Library and Neighbourhood Centre Redevelopment project for the sum of \$546,400.00 (inclusive of GST).**
- 3. That an order be made under the provisions of Section 91(7) and (9) of the Local Government Act 1999 that the abovementioned document (or part of such document) including the minutes and the report of the Council relating to discussion of the subject matter of that document, having been dealt with on a confidential basis under Section 90 of the Act, should be kept confidential on the grounds of information contained in 90(3)(k) until the purchase order has been placed and confirmed.**

### **Key Factors**

## Discussion

In accordance with Council's Contracts, Tenders & Purchasing Policy and Procedures, an open tender invitation was issued for the design consultancy services associated with the Woodcroft Library and Neighbourhood Centre Redevelopment project (at the corner of Bains and Panalatinga Roads Morphett Vale).

## Tender Details

Tenders closed on 22 October 2008. At the time of closing a total of six (6) tenders were received for the design consultancy services:

<b>Tenderer</b>	<b>Fee Proposal</b>
JPE Design Studio Pty Ltd (Jackman, Parken Evans) – Goodwood	\$546,400.00 (inclusive of GST)
GHD Pty Ltd (Gutteridge, Haskins and Davey) – Adelaide	\$554,800.00 (inclusive of GST)
Hardy Milazzo – Adelaide	\$584,843.00 (inclusive of GST)
Danvers Schulz Holland Architects Pty Ltd (dasharchitects) – Adelaide	\$660,192.50 (inclusive of GST)
IA Projects Pty Ltd – Adelaide	\$657,717.00 (inclusive of GST)
Thomson Rossi Associates Pty Ltd – Hindmarsh	\$772,500.00 (inclusive of GST)

## Tender Evaluation

Notwithstanding the large variation in the tendered fee proposals the tender responses were generally in accord with Council's estimation of the project scope and material quantities, etc.

The tenders have been evaluated by a panel of six (6) Council staff. The tendered fees were equalised to determine a score for price comparison, and a weighted matrix was used to rank the tenderers in order of preference.

Given the large cost variation between the tendered fee offer by JPE Design Studio Pty Ltd and those of some other tenderers, an investigation was undertaken to ensure that this contractor had appropriately addressed all criteria contained within the Tender Specification documentation, and that the contractor can capably undertake the required works.

The evaluation panel has assessed that JPE Design Studio Pty Ltd has the resources and capacity and expertise to satisfactorily perform the consultancy services as specified, and in particular has taken into account the existing building and site factors and the precautions to be undertaken with respect to

the works. The company operatives have in excess of 30 years experience in the design and project management disciplines and have recently satisfactorily completed similar works in terms of scope and scale for the Adelaide Institute of TAFE Arts Library and Community Building (\$32M) and City of Port Adelaide Enfield Library (\$6M).

The evaluation panel have nominated JPE Design Studio Pty Ltd as the preferred consultant for the Woodcroft Library and Neighbourhood Centre Redevelopment project design consultancy services. Throughout the project, the consultants will be required to provide Council with regular reports (community engagement involvement, financial, design and technical, quality assurance, time scheduling and programming adjustments, any contract variations) and attend regular meetings to ensure that key stakeholders are advised at all times of the project's progress.

JPE Design Studio Pty Ltd is currently undertaking consultancy services for the City of Onkaparinga (Seaford Recreation Centre Refurbishment, Noarlunga Aquatic Centre Entry Refurbishment) and City of Marion (Administration Building Refurbishment project).

Projects completed recently for Council by JPE Design Studio Pty Ltd include the extensions to the Arts Centre Port Noarlunga (additional rehearsal rooms) and the Reynella Neighbourhood Centre (new storage facilities). JPE Design Studio Pty Ltd were selected for these projects through Council's "select tender" process. The designs, documentation and construction administration were of a high standard, professional fees were acceptable, project costs were well controlled and documented with minimal contract variations, project information transfer and administrative documentation were acceptable while personal liaison and communications with the respective JPE Design Studio Pty Ltd design teams were professional, thorough and polite. General satisfaction with both projects was deemed above average with recommendations to JPE Design Studio Pty Ltd for involvement in tendering for future Council projects.

### **Tender Management System (TMS)**

Council staff utilise the TMS database program to evaluate tender fee proposals. The database calculates (using the Australian Consulting Engineers Association calculation) the price score based on the median price.

All evaluation scores (other than price) are determined by the evaluation panel based on the weighted criteria nominated for this tender. A summary of the tender process comprising the identities of the tenderers, evaluation criteria and aggregate scores for each tenderer is at Attachment 1.